

## ***Project Summary and Justification***

Department      Urban Development

Division          Administration

### **Project 1      Downtown Street Tree Replacement**

This project involves planting of street trees on selected downtown streets to conform to the Downtown Master Street Tree Plan.

### **Project 2      Cooper Plaza Redevelopment**

This project consists of the redevelopment of the Cooper Plaza building at 12<sup>th</sup> and P. The proposed redevelopment will include the creation of up to three new retail spaces on P Street and new building entry and office uses on 12<sup>th</sup> Street.

### **Project 3      The Option Development**

This projects consists of the construction of a new mixed/housing building in the Haymarket at 7<sup>th</sup> and R Streets. The proposed development includes between 35-40 market rate, for sale housing units, including two first floor commercial spaces with parking and basement level tenant/customer parking.

### **Project 4      Downtown Master Plan Project Implementation**

This project will focus on the implementation of the catalyst projects identified in th<sup>e</sup> Downtown Master Plan.

### **Project 5      Havelock Revitalization**

Havelock revitalization includes the following public improvement projects within the Havelock Redevelopment Area: Havelock Park improvements, streetscape beautification, parking lot reconstruction, business district entryway enhancement, alley paving, water main replacement (where development requires), and Northeast Senior Center expansion. Urban Development is also working to improve residential and commercial structures in the area through housing rehabilitation and commercial facade loans.

### **Project 6      University Place Revitalization**

Implementation of the Neighborhood Revitalization Feasibility and Transportation Alternative Plan and the University Place Redevelopment Plan. This includes acquisition, relocation, demolition and site improvements; storm and waste water repair and replacement; streetscape implementation; sidewalk, alley and street reconstruction; and construction of public facilities.

### **Project 7      Special Assessment Paving Program**

The City undertakes 40 paving district/units per year. Of the 40 paving districts, three to four may ultimately receive CDBG assistance. CDBG funds are used for public improvements when the assistance is restricted to paying special assessments levied against properties owned and occupied by persons of low and moderate income to recover the capital costs of the public improvement. Due to CDBG Program budget constraints, City funding assistance is limited to very low income, owner-occupied households.

### ***Project Summary and Justification (cont.)***

Department      Urban Development

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#### **Project 8      Focus Area Public Improvements**

The Consolidated Plan for HUD Entitlement Programs includes revitalization activities in identified Focus Areas within designated low to moderate income neighborhoods. Capital improvements may include sidewalk construction, streetscape improvements, park development and commercial area improvements.

#### **Project 9      Redevelopment Activities**

The Urban Development Department works to eliminate slums and blight in commercial areas that have been found to be blighted and substandard. This project augments other funding sources, principally TIF to complete public improvements associated with commercial redevelopment projects. Activities may include repair/replacement of public utilities, sidewalk and alley reconstruction, construction of parking lots, and streetscape.

#### **Project 10     North 27<sup>th</sup> Street Redevelopment**

Implementation of the identified North 27<sup>th</sup> Street activities: acquisition, relocation, demolition and site improvements; storm and waste water repair and replacement; streetscape implementation; sidewalk, alley and street reconstruction; pedestrian trail bridge; and construction of public facilities in the area generally located from "N" Street to the overpass at Leighton Avenue.

#### **Project 11     48<sup>th</sup> & O Street Redevelopment**

Implementation of a redevelopment plan that includes acquisition, relocation, demolition and site improvements, storm and waste water repair, streetscape, sidewalk, alley and street reconstruction for new commercial redevelopment.

#### **Project 12     South Street, 8<sup>th</sup> to 18<sup>th</sup> Streetscape**

Implementation of a streetscape plan that may include decorative lights and banners, new sidewalks, plantings and street furniture.

#### **Project 13     Housing Redevelopment F Street, 3<sup>rd</sup> to 4<sup>th</sup> (Arck Foods)**

Purchase of the Arck Foods property and site preparation for redevelopment.

#### **Project 14     Antelope Valley Community Revitalization**

This project consists of the community revitalization component of the Antelope Valley Redevelopment Project. It focuses on implementation of the catalyst projects identified in the Antelope Valley Redevelopment Plan.

#### **Project 15     Antelope Valley Community Revitalization Acquisition**

This project involves the acquisition of property for community revitalization activities, and the relocation and rehabilitation of three historic houses identified in the Antelope Valley Environmental Impact Statement (EIS). The Bridge and Channel projects require partial acquisition of property located at 2143 "O" Street, which is funded by the US Corps of Engineers -- these additional funds acquire the balance of the property. The relocation and preservation of these historic houses is mandated by the

***Project Summary and Justification (cont.)***

Department     Urban Development

Division         Administration

Memorandum of Agreement (MOA) between the Federal Highway Administration and the State Historical Society Office, and the City of Lincoln.

**Project 16     Low-moderate Income Neighborhood Park Improvements**

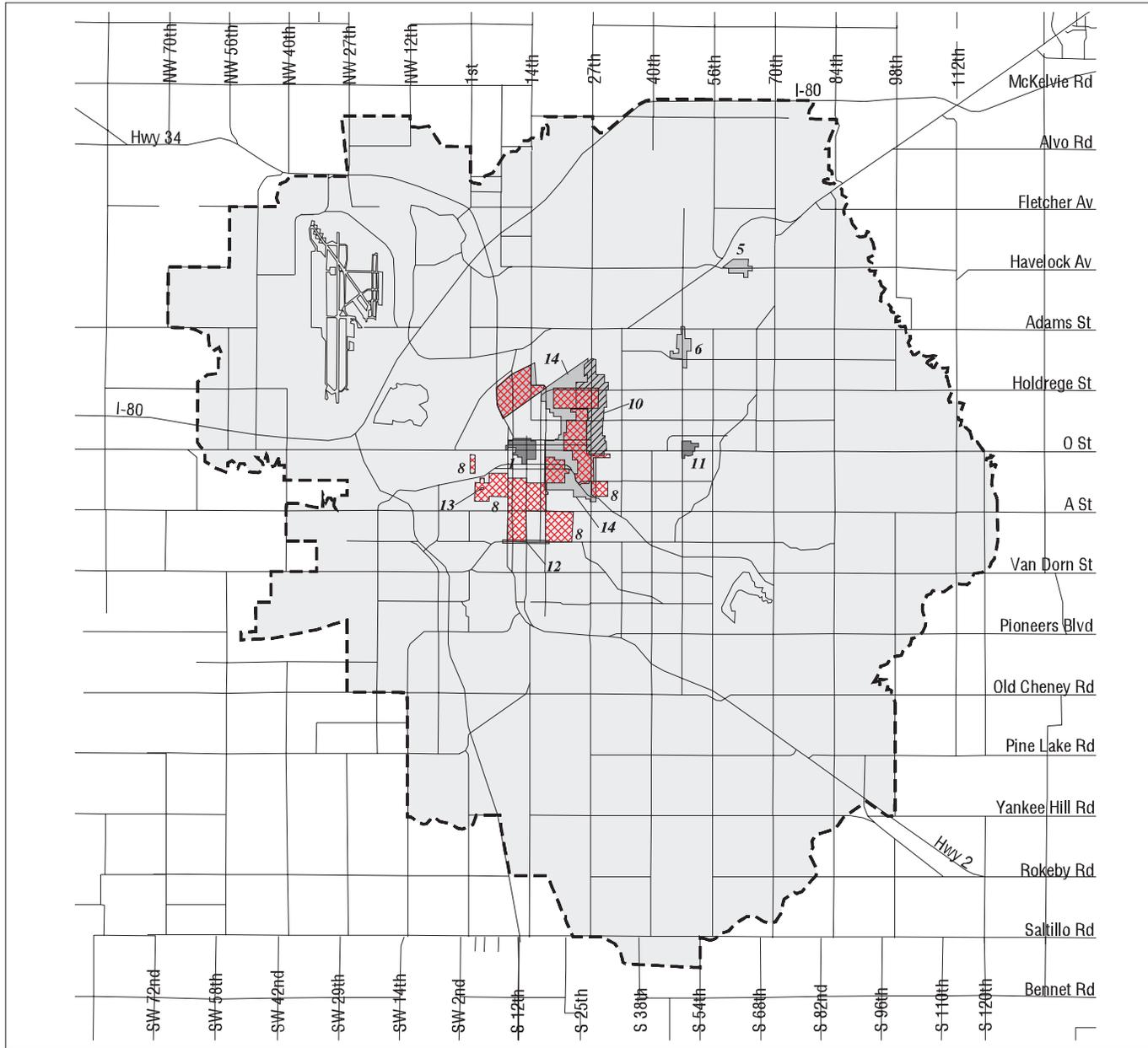
Improve parks located in the low to moderate income neighborhoods. Construction of playground, play areas, sidewalks and trails are examples.

**Project 17     West O Street Streetscape**

Design and construction of a streetscape project along West O Street, from the Harris Overpass on the east to the Homestead Expressway on the west. Project may include landscaping, decorative lights, street furniture, banners and sidewalk improvements.

# Lincoln CIP 2005 - 2011

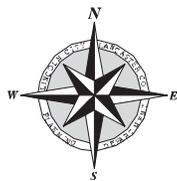
# Urban Development



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## Lincoln's Future Service Limit Shown as Grey

Map prepared by  
City - Co. Planning Dept  
GIS Section



M I L E S



- 5 Project Number
- Antelope Valley Revitalization (Proj. 14)
- ▨ N 27th St Redevelopment (Proj. 10)
- ▩ Focus Area Public Improvements (Proj. 8)
- Other Projects

**List of Projects***Department: Urban Development*

Project  
Number    Project Title

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- |     |   |
|-----|---|
| 1   | Downtown Street Tree Replacement  |
| 2   | Cooper Plaza Redevelopment  |
| 3   | The Option Development  |
| 4   | Downtown Master Plan Project Implementation                                     |
| 5   | Havelock Revitalization   |
| 6   | University Place Revitalization   |
| 7   | Special Assessment Paving Program   |
| 8   | Focus area Public Improvements  |
| 9   | Redevelopment Activities  |
| 10  | North 27 <sup>th</sup> Street Redevelopment                                     |
| 11  | 48 <sup>th</sup> & O Street Redevelopment                                       |
| 12  | South Street, 8 <sup>th</sup> to 18 <sup>th</sup> Streetscape                   |
| 13  | Housing Redevelopment F Street, 3 <sup>rd</sup> to 4 <sup>th</sup> (Arck Foods) |
| 14  | Antelope Valley Community Revitalization  |
| 15  | Antelope Valley Community Revitalization Acquisition                            |
| 16  | Low-moderate Income Neighborhood Park Improvements                              |
| 17* | West O Street Streetscape   |

\*Indicates project is NOT shown on the map.

2005 - 2011 CAPITAL IMPROVEMENT PROGRAM

DIVISION: ADMINISTRATION

(1)	(2)	(3)	3% Inflation per year (4)											
PROJ. NO.	PROJECT TITLE	PROJ. PRIO.	PROGRAMMED EXPENDITURES & FUNDING SOURCES (FS) (000's)											
			2005-2006	FS	2006-2007	FS	2007-2008	FS	2008-2009	FS	2009-2010	FS	2010-2011	FS
1	Downtown Street Tree Replacement	A	10.0	GR	10.3	GR	10.6	GR	10.9	GR	11.3	GR	11.6	GR
2*	Cooper Plaza Redevelopment	A	300.0	CF										
3*	The Option Development	A	800.0	CF										
4*	Downtown Master Plan Project Implementation	A	40.0	GR										
			500.0	CF	515.0	CF	530.5	CF	546.5	CF	563.0	CF	580.0	CF
5	Havelock Revitalization	A	134.0	CF	138.0	CF	142.2	CF	146.5	CF	150.9	CF	155.4	CF
6	University Place Revitalization	A	199.0	CF										
			294.0	LA										
7	Special Assessment Paving Program	A			15.0	CD								
8	Focus Area Public Improvements	A	200.0	CD	115.0	CD	115.0	CD	130.0	CD	215.0	CD	215.0	CD
9	Redevelopment Activities	A			41.2	GR	42.4	GR	43.7	GR	45.0	GR	46.4	GR
10	North 27th Street Redevelopment	A	564.0	CF	580.9	CF	596.4	CF	616.5	CF	635.1	CF	654.2	CF
11	48th & O Street Redevelopment	A	3,750.0	CF										
12	South Street Streetscape, 8th - 18th Streets	A	100.0	CD	100.0	CD	100.0	CD	100.0	CD				
13	Housing Redevelopment, F Street, 3rd - 4th (Arck Foods)	A	610.0	LA										
14	Antelope Valley Community Revitalization Catalyst Projects	A	250.0	GR	515.0	GR	530.5	GR	546.5	GR	563.0	GR	580.0	GR
			200.0	OF	200.0	OF	432.0	LA	200.0	OF	200.0	OF	200.0	OF
			39.5	LA			200.0	OF						
15	Antelope Valley Community Revitalization Acquisition	A												
	a. 2143 O Street (Balance of Acquisition)				230.0	GR								
*	b. Mandatory relocation and rehabilitation of 125, 135, and 145 N 22nd Street.		0.0	GR	300.0	GR	60.0	GR						
			(City will receive 110,000 - 120,000 per house in sale proceeds upon completion)											
16	Low-Moderate Income Neighborhood Park Improvements	A	25.0	CD	25.0	CD	25.0	CD	25.0	CD	25.0	CD	25.0	CD

\* Denotes new project

(5)	(6)	(7)			(8)	(9)	(10)	(11)						(1)				
TOTAL FOR SIX YEARS (000's)	COST BEYOND 2010-2011 (000's)	PRIOR APPROPRIATIONS			TOTAL CAP COSTS (000's) (5)+(6)+(7)	COMP PLAN CONFORM	STATUS OF PLANS	COST BREAKDOWNS FOR SIX-YEAR EXPENDITURES (000's)						PROJ. NO.				
		(000's)	YEAR	FS				PRELIM PLANS	FINAL PLANS	LAND ACQUISITION	CONST	EQUIP / FURNISH	OTHER (EXPLAIN)					
64.7	Unknown	10.0	01/02	GR	94.7	GCP	4					64.7			1			
		10.0	03/04	GR														
		10.0	04/05	GR														
300.0					300.0	GCP	1		15.0			285.0			2*			
800.0					800.0	GCP	6 & 7		40.0			760.0			3*			
3,275.0	Unknown				3,275.0	GCP	1		163.8			3,111.2			4*			
867.0	Unknown	364.0	97-04	CF	1,231.0	GCP	5					867.0			5			
493.0		1,541.0	98-04	CF	2,074.0	GCP	6 & 8					493.0			6			
		40.0	03/04	GR														
15.0	Unknown	305.0	92-04	CD	320.0	GCP	1					15.0			7			
990.0	Unknown	1,701.8	93-04	CD	2,691.8	GCP	1					990.0			8			
218.7	Unknown	944.0	98-03	CD	1,162.7	GCP	1					218.7			9			
3,647.1	Unknown	1,595.0	99-04	CF	5,242.1	GCP	1 & 4					3,647.1			10			
3,750.0		750.0	04/05	CF	4,500.0	GCP	1		225.0			3,525.0			11			
400.0		100.0	04/05	CD	500.0	GCP	4					400.0			12			
610.0					610.0	GCP	3				550.0			60.0	13			
														Demolition				
4,656.5	Unknown	5,867.0	04/05	CF	12,482.7	GCP	5 & 6					4,656.5			14			
		1,330.0	04/05	LA														
		419.2	04/05	GR														
		210.0	04/05	OF														
590.0		1,147.0	00-03	GR	2,770.0	GCP	8				230.0			360.0 (Restoration, New Foundation, Garages, etc.)	15			
		680.0	01-03	CD														
		353.0	99-00	FA														
150.0	Unknown	25.0	04/05	CD	175.0	GCP	2					150.0			16			

2005 - 2011 CAPITAL IMPROVEMENT PROGRAM

DIVISION: ADMINISTRATION

(1)	(2)	(3)	3% Inflation per year (4)																			
PROJ. NO.	PROJECT TITLE	PROJ. PRIO.	PROGRAMMED EXPENDITURES & FUNDING SOURCES (FS) (000's)																			
			2005-2006	FS	2006-2007	FS	2007-2008	FS	2008-2009	FS	2009-2010	FS	2010-2011	FS								
17*	West O Street Streetscape, Harris Overpass - Homestead Expressway	A			70.0	CD			85.0	CD			70.0	CD			85.0	CD			70.0	CD
	* Denotes new project																					
	FUNDING SOURCE BREAKDOWN:																					
	CD (Community Development Block Grant)			325.0		325.0			325.0				325.0				325.0					310.0
	CF (Community Improvement Financing)			6,247.0		1,233.9			1,269.1				1,309.5				1,349.0					1,389.6
	GR (General Revenue)			300.0		1,096.5			643.5				601.1				619.3					638.0
	LA (Land Sale Proceeds)			943.5					432.0													
	OF (Other Financing)			200.0		200.0			200.0				200.0				200.0					200.0
	DEPARTMENT TOTALS:			8,015.5		2,855.4			2,869.6				2,435.6				2,493.3					2,537.6

FORM B												
(5)	(6)	(7)		(8)	(9)	(10)	(11)					(1)
TOTAL FOR SIX YEARS (000's)	COST BEYOND 2010-2011 (000's)	PRIOR APPROPRIATIONS		TOTAL CAP COSTS (000's)	COMP PLAN CONFORM	STATUS OF PLANS	COST BREAKDOWNS FOR SIX-YEAR EXPENDITURES (000's)					PROJ. NO.
		(000's)	YEAR FS	(5)+(6)+(7)			PRELIM PLANS	FINAL PLANS	LAND ACQUISITION	CONST	EQUIP / FURNISH	
380.0	Unknown			380.0	GCP	1		20.0		360.0		17*
1,935.0												
12,798.1												
3,898.4												
1,375.5												
1,200.0												
=====												
21,207.0												

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